

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**March 15, 2011**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, March 15, 2011 at approximately 8:45 a.m. at the Seward/Stanton park, Cabrini Parkside, 375 West Elm Street in Chicago, IL.

Chairman Reynolds called the meeting to order and upon roll call, those present and absent were as follows:

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| Present: | Hallie Amey<br>Deverra Beverly<br>Dr. Mildred Harris<br>Michael Ivers<br>Myra King<br>Carlos Ponce<br>Bridget Reidy<br>James Reynolds<br>Sandra Young |
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| Absent: | None |
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Also present were Lewis Jordan, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. Chairman Reynolds announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

Due to unforeseen circumstances, Chairman Reynolds left the meeting in session immediately after Executive Session was adjourned and Commissioner Ivers chaired the meeting in his absence.

The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Mr. Lewis Jordan, Chief Executive Officer, then presented his monthly report. Mr. Jordan, provided the Commissioners....

Commissioner Ivers then invited residents and the public at large to address the Board. Following the Public Hearing portion of the meeting, the Commissioners convened the Business portion of the meeting.

Commissioner Ivers then introduced matters discussed in Executive Session and presented an Omnibus Motion for the approval of Executive Session Items 1, 3 and 4.

**(Executive Session Item No. 1 – Tie Vote, Item Not Approved)**

With regards to Executive Session Item No. 1, Personnel Action Reports for February 1, 2011, Commissioners Harris, Ivers, Ponce and Reidy voted Ayes and Commissioners Amey, Beverly, King and Young voted Naves resulting in a tie vote. Accordingly, this matter was not approved.

**RESOLUTION NO. 2011-CHA-**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 15, 2011 requesting that the Board of Commissioners approves the Personnel Actions Report for February 2011.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions Report for February 2011.

The Motion to adopt resolution for Executive Session Item 1 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Dr. Mildred Harris  
Michael Ivers  
Carlos Ponce  
Bridget Reidy

Nays: Hallie Amey None  
Deverra Beverly  
Myra King  
Sandra Young

The Chairman thereupon declared a Tie Vote and said Resolutions was not adopted.

**Executive Session Item No. 2**

Upon Motion made and properly second the Commissioners unanimously agreed to table Executive Session Item No. 2 until further notice: "Recommendation to enter into a Land Transfer Agreement between the CHA and Target Corporation for land exchanges within or nearby the former William Green homes Development; enter into a Hiring Agreement between CHA and Target Corporation for assistance in Community Outreach and Job Training Workshops to hire CHA candidates and submit Disposition and Acquisition Applications to HUD".

**Executive Session Item No. 3**

**RESOLUTION NO. 2011-CHA-29**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 15, 2011, requesting authorization to execute a quitclaim deed to transfer 1125 W. Roosevelt Road to the City of Chicago and to execute such other documents as necessary to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to execute a quitclaim deed to transfer 1125 W. Roosevelt Road to the City of Chicago and to execute such other documents as necessary to implement the foregoing.

**Executive Session Item No. 4**

**RESOLUTION NO. 2011-CHA-30**

**WHEREAS,** the Board of Commissioners of Chicago Housing Authority has reviewed Board Letter dated March 15, 2011, entitled "AUTHORIZATION TO EXTEND CONTRACT NO. 1046 WITH ANNETTIE MACHUCA ASSOCIATES, INC. FOR LITIGATION CONSULTING SERVICES AND TO ASSIST THE HCV DEPARTMENT TO REVIEW FILES AND RESPOND TO HUD OIG AUDIT FINDING";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Amendment No. 2 to Contract No. 1046 with Annettie Machuca Associates, Inc. to extend the term of the agreement from March 1, 2011 through February 28, 2012 and increase the Contract's by an amount not-to-exceed \$250,000.00 to continue providing litigation consulting services and to assist the HCV Department to prepare a response to HUD OIG Audit Finding 1018-3(C).

The Motion to adopt resolutions for Executive Session Items 3 and 4 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Hallie Amey  
Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce  
Bridget Reidy  
Sandra Young

Nays: None

The Chairman thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Ivers, Chairman of the Finance and Audit Committee, then presented his report. Per Commissioner Ivers, the Finance and Audit Committee held its regular meeting on Wednesday, March 9, 2011 at the CHA Corporate Offices. The Chief Financial Officer and his staff presented the committee with the February 2011 Treasury Report.

Commissioner Ivers then presented an Omnibus Motion for adoption of the Resolutions for Items A1 thru A3.

**(Items A1)**

In March 2010, the Board of Commissioners approved a request to exercise the first one-year option to extend contract #8014 with Integrys Energy Services, Inc. ("Integrys") for the supply and delivery of natural gas to various CHA residential sites and facilities. The current contract amendment will expire on March 31, 2011. The Natural Gas Supply and Delivery Agreement executed by the CHA and Integrys offers CHA the opportunity to purchase its gas needs at wholesale instead of retail, and enables the CHA to hedge against potential market price fluctuations through use of multi-tiered price/risk management options. The resolution for Item A1 approves the second one-year extension of the Agreement that would allow the CHA to continue to purchase natural gas supplies from non-retail utility sources and thereby reduce the CHA's overall natural gas costs. HUD has historically encouraged and offered incentives to housing authorities that purchase their natural gas supplies at wholesale costs that are less than what the local retail utility would ordinarily charge. CHA's aggregate natural gas usage in 2010 was 22.4% less than in 2009 and 36.3% less than in 2008 for the portfolio properties subject to the Agreement, and the cost was approximately 41.6% and 40.5% less accordingly over that same term. The decreases in the CHA's natural gas consumption and costs were primarily due to price/risk management strategies, building consolidations and closures, and energy-efficient retrofits.

**RESOLUTION NO. 2011-CHA-31**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated March 9, 2011 entitled "AUTHORIZATION TO EXERCISE THE SECOND ONE-YEAR OPTION OF CONTRACT #8014 WITH INTEGRYS ENERGY SERVICES, INC. FOR THE SUPPLY AND DELIVERY OF NATURAL GAS TO VARIOUS CHA RESIDENTIAL SITES AND FACILITIES",

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the second one (1) year option term under Contract #8014 with Integrys Energy Services, Inc., extending the Natural Gas Supply and Delivery Agreement by one (1) year, from April 1, 2011 through March 31, 2012, and increasing the maximum compensation under Contract #8014 by the amount of \$7,084,047, subject to HUD approval, if required.

**(Item A2)**

In January 2011 the Board approved a 2-year contract with three 1-year optional extensions with AON, as Broker of Record for the Private Management Insurance Program (PMIP). The resolution for Item A2 approves contracts for the Private Manager Insurance Program in the aggregate total amount not-to-exceed \$1,236,444. One of Aon's duties as CHA's Broker of

Record is to competitively solicit bids for insurance coverage on behalf of CHA. The PMIP, an owner-controlled program, ensures that the private management companies have the necessary insurance coverage contractually required by CHA. All costs associated with the program are deducted from the participating Private Management Companies' operating budgets. Aon directly and indirectly solicited requests for insurance premium quotes from 27 insurance carriers in January 2011 and requested that their quotes be submitted to Aon in early February 2011. Last year was the first time in over ten years that multiple insurance carriers were willing to quote both the General and Excess Liability coverage. Even with CHA's improving claims history, combined with the interest generated over the past several years by Aon, the market for insurers in the public housing is extremely limited. One insurer has stopped writing senior housing altogether, and is no longer an option. Aon received only one quote for General Liability and 2 quotes for Excess Liability for the CHA program. The Fiduciary Liability/Crime coverage was not purchased in 2010, but will be secured for the April 1, 2011 through March 31, 2012 policy period.

#### **RESOLUTION NO. 2011-CHA-32**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated March 9, 2011, entitled "Authorization to enter into contracts for the Private Managers Insurance Program ("PMIP") through Aon Risk Services Central, Inc. with First Specialty Insurance, Illinois Union, AXIS Surplus Insurance Companies, and Berkley Regional for the Private Managers Insurance Program's General and Excess Liability, and Fiduciary Liability/Crime Insurance Coverages";

#### **THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into contracts for the Private Managers Insurance Program ("PMIP") through Aon Risk Services Central, Inc. with (1) First Specialty (General Liability) in an amount not-to-exceed \$549,080.00; (2) Illinois Union (Excess Liability) in an amount not-to-exceed \$475,524.00; (3) AXIS (Excess Liability) in an amount not-to-exceed \$196,840.00; (4) Berkley Regional Insurance (Fiduciary Liability/Crime) in the amount not-to-exceed \$12,900.00 for an aggregate amount of \$1,234,344 for the period April 1, 2011 through March 31, 2012.

#### **(Item A3)**

The resolution for Item A3 approves submission of the FY2010 Annual Report to HUD. The FY2010 MTW Annual Report provides information necessary for HUD to assess CHA's performance in 2010 regarding both day-to-day operations and activities authorized by the MTW Demonstration Program. The Plan for Transformation was approved by HUD and incorporated into a Moving to Work (MTW) Agreement that was executed on February 6, 2000. On June 26, 2008, CHA executed an Amended and Restated MTW Agreement which supersedes the original MTW Agreement and extends CHA's participation in the MTW program until 2018. The Restated Agreement instituted new reporting requirements and subsequently HUD issued revised reporting requirements in Form 50900 for public housing authorities participating in the MTW Demonstration Program. The FY2010 MTW Annual Report is the first report to follow the new reporting requirements and has been streamlined to reflect these changes. Under the MTW Agreement, CHA is required to produce and submit an Annual Report to HUD outlining the progress toward commitments made in the original Plan for Transformation and each Annual Plan.

#### **RESOLUTION NO. 2011-CHA-33**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 9, 2011, requesting approval of the FY2010 Moving to Work Annual Report, attached hereto.

#### **THEREFORE BE IT RESOLVED BY CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the attached FY2010 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final changes as deemed necessary.

**THAT** the Board of Commissioners grants authorization to submit the FY2010 Moving to Work Annual Report to the U.S. Department of Housing and Urban

Development on March 31, 2011. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes

The Omnibus Motion to adopt resolutions for Items A1 thru A3 was seconded by Commissioner Young and the voting was as follows:

Ayes: Hallie Amey  
Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce  
Bridget Reidy  
Sandra Young

Nays: None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Commissioner Ponce, Chairman of the Operations and Facilities Committee, then presented his report. Per Commissioner Ponce, the Operations and Facilities Committee held its regular meeting on Wednesday, March 9, 2011 at the CHA Corporate Offices.

Commissioner Ponce then presented an Omnibus Motion for adoption of the Resolutions for Items B1 thru B7.

**(Item B1)**

The CHA advertised Invitation for Bid in December 2010 for ADA/504 retrofit and capital maintenance work needed in and around sixteen (16) units in the CHA’s Scattered Sites Program. The IFB was advertised in area newspapers and on the CHA website. Of the seven bids opened and received, pre-award survey meetings with the apparent low bidder and second lowest bidder for each Bid Group was held. Representatives of Chicago Commercial Contractors, Inc. (apparent low bidder for Bid Group 2), and Coleman Development Corporation (apparent low bidder for Bid Group 3) attended separate meetings. They responded to questions on the thoroughness of their bids, the amount of the work they planned to self-perform, and their capacity to perform this work. Each firm’s proposed project team was reviewed and lead-times for several materials were discussed. A list of subcontractors expected to work on the project was considered. Having completed its review of the submitted bid materials, the responses at the pre-award survey meetings, and the recommendations of staff, the resolution for Item B1 approves award of contract to Chicago Commercial Contractors, LLC, the lowest responsive and responsible bidder for Bid Group 2, and Coleman Development Corporation, the lowest responsive and responsible bidder for Bid Group 3. The *exterior work* includes, but is not limited to, the replacement or installation of ramps meeting ADA specifications, and replacing damaged or cracked sections of the sidewalk. The *interior work* includes, but is not limited to, replacing interior doors and frames with pre-hung doors, replacing base and wall hung cabinets, installing new kitchen appliances, replacing damaged flooring and drywall, installing new light fixtures, updating accessories in bathrooms, hanging new window blinds, install new water heaters and furnaces, and update electrical outlets. This work will be done in compliance with ADA specifications.

**RESOLUTION NO. 2011-CHA-34**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 9, 2011 entitled “AUTHORIZATION TO EXECUTE CONTRACTS WITH CHICAGO COMMERCIAL CONTRACTORS, LLC. AND COLEMAN DEVELOPMENT CORPORATION FOR ADA/504 RETROFIT WORK AT VARIOUS SCATTERED SITES – PACKAGE 6 (BID GROUPS 2 AND 3)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into contracts for ADA/504 retrofit and capital maintenance work in and around nine (9) units in the Chicago Housing Authority’s Scattered Sites Program with Chicago Commercial Contractors, LLC in the amount of \$396,291.00 for Bid Group 2, and with Coleman Development Corporation in the amount of \$180,470.00 for Bid Group 3. Work is to be performed at 1941 W.

Crystal, 3231 W. Crystal, 3241 W. Crystal, 3336 W. Division, 3300 W. Evergreen, and 3356 W. Evergreen (Bid Group 2), and 925 N. California – Unit A, 925 N. California – Unit B and 922 N. Honore (Bid Group 3) in Chicago, IL. Work for Bid Group 2 is to be completed within one hundred eighty (180) calendar days from the date set forth in the Notice to Proceed. Work for Bid Group 3 is to be completed within one hundred twenty (120) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B2)**

The CHA advertised an Invitation for Bid in December 2010 for ADA/504 retrofit and capital maintenance work needed in and around fifteen (15) units in the CHA's Scattered Sites Program. The IFB was advertised in area newspapers and on the CHA website. Of the seven bids received, pre-award survey meetings were held with the apparent low bidders for each Bid Group. Representatives of Old Veteran Construction, Inc., (apparent low bidder for Bid Groups 1, 2, 3 and 5), Koal Enterprises, Inc. (apparent low bidder for Bid Group 4) and Maxwell Services, Inc. (apparent low bidder for Bid Group 6) attended separate meetings. Accordingly, the resolution for Item B2 approves award of contracts to Old Veteran Construction, Inc., the lowest responsive and responsible bidder for Bid Groups 1, 2, 3 and 5, Koal Enterprises, Inc., the lowest responsive and responsible bidder for Bid Group 4, and Maxwell Services, Inc., the lowest responsive and responsible bidder for Bid Group 6.

**RESOLUTION NO. 2011-CHA-35**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 9, 2011, entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH OLD VETERAN CONSTRUCTION, INC., KOAL ENTERPRISES, INC. AND MAXWELL SERVICES, INC. FOR ADA/504 RETROFIT WORK AT VARIOUS SCATTERED SITES – PACKAGE 7";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into contracts for ADA/504 retrofit and capital maintenance work in and around fifteen (15) units in the Chicago Housing Authority's Scattered Sites Program with Old Veteran Construction, Inc. in the amount of \$970,000.00 for Bid Groups 1, 2, 3 and 5, with Koal Enterprises, Inc. in the amount of \$281,067.00 for Bid Group 4, and with Maxwell Services, Inc. in the amount of \$192,319.00 for Bid Group 6. Work is to be performed at 4856 N. Avers Ave. and 1130 W. Patterson Ave. (Bid Group 1); 3303 N. Central Park Ave. (Bid Group 2); 1632 N. Humboldt, 1730 N. Kedzie, 1830 N. Sawyer, 1903 N. Spalding, and 1919 N. Richmond Ave. (Bid Group 3); 3234 W. Beach, 3103 N. Oakley and 2050 N. Stave (Bid Group 4); 4735 W. Dickens and 3256 W. Hirsch (Bid Group 5); and 654 W. Grace and 656 W. Grace (Bid Group 6). Work for Bid Groups 1, 2, 5 and 6 is to be completed within ninety (90) calendar days from the date set forth in the Notice to Proceed. Work for Bid Group 3 is to be completed within one hundred eighty (180) calendar days from the date set forth in the Notice to Proceed. Work for Bid Group 4 is to be completed within one hundred twenty (120) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B3)**

The resolution for Item B3 approves submittal of a Mixed Finance Proposal, Evidentiaries, and Supplemental Disposition Application to HUD for the Park Boulevard Phase 2A Rental On-site Redevelopment. In November 2008, the competitively won and was awarded a \$20,000,000 HOPE VI Grant to leverage and develop Park Boulevard Phase 2. Phase 2A of the Park Boulevard development represents the first rental phase of the \$20,000,000 Stateway Gardens HOPE VI Grant and the start of the second on-site phase of the larger Stateway Gardens revitalization. Phase 2A will consist of a mix of rental housing types, including two mid-rise buildings (36 units and 80 units) and two 6-flats, totaling 128 on-site rental units. Each mid-rise

contains five floors with parking on the ground floor. The Phase 2A site is an “L” shaped parcel that anchors the southwest corner of State and 36<sup>th</sup> Streets. The area is approximately 1.8 acres and is generally bounded on the north by 36<sup>th</sup> Street, on the south by 37<sup>th</sup> Street, on the east by State Street and on the west by the public alley and Dearborn Street. Park Boulevard IIA, LLC and/or Stateway Associates LLC will enter into a Ground Lease with CHA for the Stateway Gardens land comprising the Phase 2A site. The 46 public housing units will be evenly distributed throughout all 4 buildings with the following bedroom distribution: 25-1BR units; 18-2BR units, and 3-3BR units. The proposed development budget for Phase 2A is \$41,887,987 and is expected to be funded by the following sources of permanent financing: Bank of America, HOPE VI Funds, City of Chicago HOME Loan, LIHTC and Illinois Affordable Housing Tax Credit.

#### **RESOLUTION NO. 2011-CHA-36**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 9, 2011, requesting authorization to: 1) Submit a Mixed-Finance Proposal, Evidentiaries, and Supplemental Disposition Application to the United States Department of Housing and Urban Development (HUD); 2) Commit HOPE VI Funds up to approximately \$15,500,000 and CHA General Funds up to approximately \$800,000 for the Park Boulevard Phase 2A rental on-site redevelopment; 3) Execute a Ground Lease with Park Boulevard IIA, LLC and/or Stateway Associates LLC for the Stateway Gardens land comprising the Phase 2A site; and 4) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

#### **THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) Submit a Mixed-Finance Proposal, Evidentiaries, and Supplemental Disposition Application to the United States Department of Housing and Urban Development (HUD); 2) Commit HOPE VI Funds up to approximately \$15,500,000 and CHA General Funds up to approximately \$800,000 for the Park Boulevard Phase 2A rental on-site redevelopment; 3) Execute a Ground Lease with Park Boulevard IIA, LLC and/or Stateway Associates LLC for the Stateway Gardens land comprising the Phase 2A site; and 4) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing

#### **(Item B4)**

In February 2001 Stateway Associates, LLC was selected as the developer for the HOPE VI Revitalization Program at Stateway Gardens in response to the Request for Proposals issued by the CHA and The Habitat Company. Pursuant to the development agreement, CHA is required to fund the cost of site remediation for pre-existing conditions on the entire rental development site subject to certain rights to terminate for infeasibility. As part of the construction preparation, a number of environmental investigation studies were completed for the CHA-owned land included in the Phase 2A site. These studies have identified certain environmental contaminants on the site that can be effectively remediated with an “engineered barrier” approach. This approach is the preferred method because it is the least costly and is also acceptable to the Illinois Environmental Protection Agency. This is the approach that was used on the first phase of construction at Park Boulevard. The estimated remediation costs for the Park Boulevard Phase 2A Rental site is \$497,760 CHA’s contractual responsibility for remediating foreseen and unforeseen environmental conditions is capped at 200% of this estimated total cost and equals \$995,520.. Accordingly, the resolution for Item B4 approves award of contract to Stateway Associates, LLC, for the amount of \$995,520 for Environmental Remediation Activities at the Park Boulevard Phase 2A Rental Redevelopment Site.

#### **RESOLUTION NO. 2011 CHA-37**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 9, 2011, requesting authorization to enter into a contract, the Remediation Agreement, for environmental remediation activities with Stateway Associates, LLC, the Developer, for a total contract amount not to exceed \$995,520 which represents 200% of the estimated remediation cost for the Park Boulevard Phase 2A Rental Redevelopment Site. The term of the remediation contract shall commence at closing and expire the earlier of (i) receipt of a “No Further Remediation” letter from the Illinois Environmental Protection Agency or (ii) two (2) years, subject to a one year extension at CHA’s election.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract, the Remediation Agreement, for environmental remediation activities with Stateway Associates, LLC, the Developer, for a total contract amount not to exceed \$995,520 which represents 200% of the estimated remediation cost for the Park Boulevard Phase 2A Rental Redevelopment Site. The term of the remediation contract shall commence at closing and expire the earlier of (i) receipt of a “No Further Remediation” letter from the Illinois Environmental Protection Agency or (ii) two (2) years, subject to a one year extension at CHA’s election.

**(Item B5)**

The resolution for Item B5 approves a predevelopment loan agreement in the total amount of \$1,795,470 to provide loan funds to Stateway Associates for predevelopment services for the development of Park Boulevard Phase 2B. The proposed predevelopment loan will not exceed 75% of eligible third party costs for rental units only, consistent HUD’s cost control guidelines and regulation. The loan funds will help fund a portion of predevelopment costs which include, but are not limited to, architect, engineering, legal services, surveys, market studies and other activities. All predevelopment loan funds will be repaid in full at the project’s transaction closing. Phase 2B represents the Stateway HOPE VI Grant’s second phase of development and the overall fourth phase of development at Stateway Gardens. The completed Phases 1A and 1B that includes both on and off site development has delivered 239 total housing units and provided 71 quality public housing units to former Stateway Garden residents. The first HOPE VI phase known as 2A is scheduled to close late spring 2011 and will provide 128 housing opportunities, including 46 units for public housing residents.

**RESOLUTION NO. 2011-CHA-38**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 9, 2011, requesting authorization to: 1) Enter into a Predevelopment Loan Agreement with Stateway Associates, LLC in the amount of \$1,795,470 for Park Boulevard Phase 2B; and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Enter into a Predevelopment Loan Agreement with Stateway Associates, LLC in the amount of \$1,795,470 for Park Boulevard Phase 2B; and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing. The predevelopment loan will be repaid in full at the Park Boulevard 2B transaction closing.

**(Item B6)**

The resolution for Item B6 approves a Mixed Finance Proposal, Evidentiaries and Disposition Modification to HUD for the Oakwood Shores Phase 2C Redevelopment. Oakwood Shores Phase 2C is a 6-story mixed-use building known as Oakwood Shores Terraces and Medical Center. The unit mix for the Phase 2C plan provides 48 units of mixed income rental housing comprised of the 19 Public Housing Low Income Housing Tax Credit units, 17 Low Income Housing Tax Credit units and 12 un-restricted Market Rate Units. The development plan includes a mix of one-two-and three-bedroom units located in one mid-rise building. The nineteen public housing units will consist of the following bedroom mix: 10 one-bedroom units and 9 two-bedroom units. The commercial component of the building will be on the first two floors and the residential component will be on the third through sixth floors. The Community Builders, Inc. (TCB), Granite Development (Master) Corp. (Granite), and UJIMA, Inc., are the developers involved in this comprehensive development. The residential development team for this specific Phase will consist of a partnership between TCB and Granite. Phase 2C will be located South of the Donoghue School site at the intersection of South Cottage Grove Avenue and East 38<sup>th</sup> Street, in an area generally bounded by South Cottage Grove Avenue to the West, East 38<sup>th</sup> Street to the South, Ellis Avenue to the East, and East 37<sup>th</sup> Street to the North. The total development budget of the residential portion of this Phase 2C will be approximately \$14,677,289 and is expected to be funded by the approximate following sources of permanent financing: CHA Loan, LIGTC Equity, Illinois Affordable Housing Tax Credit, The Federal Home Loan Bank of San Francisco and DCEO Funds.



Commissioner Young recused from voting on this item only.

**RESOLUTION NO. 2011-CHA-39**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated, March 9, 2011, requesting authorization to: 1) Submit a Mixed-Finance Proposal, Evidentiaries, and Disposition Modification to the United States Department of Housing and Urban Development (HUD); 2) Commit HOPE VI permanent loan funds not to exceed \$3,800,000 CHA General Funds not to exceed \$2,200,000 and Program Income Funds of approximately \$26,106 for the Oakwood Shores Phase 2C redevelopment; 3) Execute a deed to convey the CHA portion of the Phase 2C mixed use site in fee simple to The Community Builders, Inc. (TCB); and 4) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Submit a Mixed-Finance Proposal, Evidentiaries, and Disposition Modification to the United States Department of Housing and Urban Development (HUD); 2) Commit HOPE VI permanent loan funds not to exceed \$3,800,000 CHA General Funds not to exceed \$2,200,000 and Program Income Funds of approximately \$26,106 for the Oakwood Shores Phase 2C redevelopment; 3) Execute a deed to convey the CHA portion of the Phase 2C mixed use site in fee simple to The Community Builders, Inc. (TCB); and 4) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**(Item B7)**

The resolution for Item B7 approves the form of lease and Tenant Selection and Continued Occupancy Policy for the Park Boulevard Phase IIA and all future on-site and off-site phases. It is understood that the developer has an interest and desire to implement its own lease forms and policy that encourages consistent community standards and for the effective management of its mixed-income developments. The lease and policy have to accommodate various aspects of the multiple types of tenants and characteristics of a mixed-finance transaction. The property specific requirements for applicants contained in the attached Tenant Selection Plan are based on the CHA's Minimum TSP. The authorization of approval of the form of lease and tenant selection and occupancy policy for the Park Boulevard Phase IIA is required at this time to facilitate the closing of this development transaction. A public comment period was held from January 31, 2011 through March 2, 2011. A public comment hearing was held on February 9, 2011 at Stateway Community Partners. Notice for the 30-day comment period was published in the Chicago Sun-Times, Chicago Defender, and Hoy newspapers, as well as posted on the CHA website and on site at the following Office(s): CHA Administrative Office, Central Advisory Council, Latino Site Offices and UPA Property Management Office. Consideration was given to comments received prior to finalizing the documents.

**RESOLUTION NO. 2011-CHA-40**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 9, 2011, entitled "AUTHORIZATION FOR APPROVAL OF THE LEASE AND TENANT SELECTION AND CONTINUED OCCUPANCY POLICY FOR THE PARK BOULEVARD PHASE IIA (INCLUDING ALL FUTURE PHASES) AND TO AMEND THE CHA ADMISSION AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the attached tenant selection and continued occupancy policy and form of lease in substantially the form presented to the Board for the Park Boulevard (including all future phases). The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including changes based on HUD requirements, or such changes, if any, resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

The Omnibus Motion to adopt resolutions for Items B1 thru B7 was seconded by Commissioner Reidy and the voting was as follows:

Ayes: Hallie Amey  
Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce  
Bridget Reidy  
Sandra Young

Nays: None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Commissioner Young, Chairman of the Tenant Services Committee, then presented the report for the Tenant Services Committee. Per Commissioner Young, the Tenant Services Committee meeting was held on Wednesday, March 9 2011 at 1:00 at the CHA Corporate Offices. Commissioners were presented with an update on CHA Social Media Strategy.

Commissioner Young then presented an Omnibus Motion for adoption of the Resolutions for Items C1 thru C3.

**(Item C1)**

The resolution for item C1 approves contract extension with Holsten Real Estate Development Corporation for Community and Supportive Services (CSS) at Parkside. On June 21, 2005 the Board authorized CHA to enter into a contract for redevelopment of Cabrini Green Extension North with Parkside Associates. Parkside Associates is responsible for the overall redevelopment process of Parkside and is also responsible for preparing funding applications, obtaining financing, construction, and the coordination of CSS. Since 2005, Parkside Associates has been providing CSS for Cabrini Green residents desiring to move into Parkside. The Board authorized the first one-year option in March 2007 and the second one-year option in January 2008, continuing the provision of CSS to assist CHA families that have chosen to return to Parkside. In 2009 and 2010, the Board approved one-year extensions of the agreement to continue services to families at Parkside. The CSS was designed to address the barriers a family may face in meeting the site specific criteria allowing them to return to Parkside. The current extension and additional funding will allow Holsten to continue providing post-occupancy services to the 107 families residing at Parkside. CSS will remain focused on assessment and service planning, case management and employment services. The post-occupancy services will include identifiable outcomes focused on job readiness, placement and retention, lease compliance, youth activities, and other services to promote self-sufficiency. CHA staff will monitor and perform quality assurance of the services provided through the review of monthly performance reports, quarterly monitoring visits and participant file reviews.

**RESOLUTION NO. 2011-CHA-41**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 9, 2011, entitled “RECOMMENDATION TO EXTEND CONTRACT NO. 5164 WITH HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION TO PROVIDE COMMUNITY AND SUPPORTIVE SERVICES TO CABRINI GREEN RESIDENTS”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to extend Contract No. 5164 (“Contract”) with Holsten Real Estate Development Corporation for the period of April 1, 2011 through March 31, 2012 and to increase the Contract’s funding by an amount not-to-exceed \$400,000, adding it to the carryover balance available at the end of the current contract term to provide community and supportive services to CHA families at the Parkside of

**(Item C2)**

The resolution for Item C2 approves the second one-year contract extension with Big O Movers, Smith Movers, REO Movers, and Midway Moving and Storage, not-to-exceed \$325,000 each for

resident relocation moving services and approves a contingency budget in the amount of \$200,000 for a combined total not-to-exceed \$1,500,000.00. The CHA provides relocation services to families moving into the private market with a Housing Choice Voucher or within CHA's developments under the Plan for Transformation. The current contracts to provide relocation services will expire on March 31, 2011 and continued services for families are necessary. During the second and final one-year option, the above-mentioned companies will: provide moving services for CHA residents who need to relocate due to redevelopment; support 10/1/99 CHA families who make a permanent housing choice and relocate back to CHA housing; assist residents who are served through CHA's Victim Assistance Program; and provide other emergency relocation services when requested by CHA. Each contractor has performed satisfactorily and met its contractual requirements during the base term and first option year of the respective contracts.

**RESOLUTION NO. 2011-CHA-42**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated March 9, 2011 entitled "AUTHORIZATION TO EXERCISE THE SECOND ONE-YEAR OPTION(S) TO EXTEND THE RESIDENT RELOCATION MOVING CONTRACTS WITH BIG "O" MOVERS AND STORAGE. INC., REO MOVERS AND STORAGE, INC., SMITH MOVERS, INC. AND MIDWAY MOVING AND STORAGE, INC., TO PROVIDE MOVING AND RELOCATION SERVICES FOR FAMILIES RELOCATING UNDER THE PLAN FOR TRANSFORMATION"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the second one-year option(s) for resident relocation moving services with Big "O" Movers and Storage, Inc. under Contract No. 8019, in an amount not-to-exceed \$325,000, Reo Movers and Storage, Inc. under Contract No. 8021, in an amount not-to-exceed \$325,000, Smith Movers, Inc. under Contract No. 8020, in an amount not-to-exceed \$325,000, and Midway Moving and Storage, Inc. under Contract No. 8022, in an amount not-to-exceed \$325,000, for a combined increase in not-to-exceed compensation totaling \$1,300,000 for all contracts. The Board of Commissioners additionally authorizes that any unused not-to-exceed compensation or contingency funding previously approved by the Board of Commissioners shall be carried over for application as may become necessary during the remaining contract term.

**(Item C3)**

The resolution for Item C3 approves Amendment No. 3 to contract with Screening Reports for Tenant Screening Services for the Housing Choice Voucher Program. To ensure continued compliance with the CHA HCV Administrative Plan and HUD regulatory provisions, CHA's HCV Program screens adult household members for certain types of criminal activity before admission to the program, at a move, for adult additions to the household, or head of household changes, and at regular re-certifications. The background check is then provided to CHA, which is used as assistance for a final determination. In February 2012 the CHA elected to exercise the one year option reserved under Contract No. 9009 through the execution of Amendment No. 3 which extended the term of the agreement for one year and added funding for public housing screening services in an amount not to exceed \$121,000.00, which had been previously authorized in the Board of Commissioners' prior action. The below resolution authorizes addition of \$165,000 to continue the coverage of criminal background checks for HCV participants, and Live-In-Aids at admission, biennial reexaminations, at receipt of Request for Tenancy Approval, and moves. In April 2011, CHA HCV Program will start performing background checks for participating landlords. Before the end of the option year, the HCV Program will seek to competitively procure a vendor to provide background and credit checks.

**RESOLUTION NO. 2011-CHA-43**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 9, 2011, entitled, "AUTHORIZATION TO EXECUTE AMENDMENT NO. 4 TO CONTRACT NUMBER 9009 WITH SCREENING REPORTS, INC. FOR TENANT SCREENING SERVICES FOR THE HCV PROGRAM"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to amend Contract No. 9009 with Screening Reports, Inc. to provide tenant screening services to the HCV Program and increase the Contract by an amount not to exceed \$165,000. The Contract's new aggregate not-to-exceed amount will be \$828,000.00.

The Omnibus Motion to adopt resolutions for Items C1 thru C3 was seconded by Commissioner and the voting was as follows:

Ayes: Hallie Amey  
Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce  
Sandra Young

Nays: None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b: James Reynolds  
Chairman

s/b: Lee Chuc-Gill, Secretary and Custodian and  
Keeper of Records